

## Cammo Estate Advisory Committee

Edinburgh 20 August 2017

**Present:-**

**Representing the National Trust for Scotland** – David Chamberlain (Convener)

**Representing the City of Edinburgh Council** – Councillor Work.

**In Attendance:-** Peter Scott (Cramond and Barnton Community Council), Nick Bengel and Simon Gillam (Friends of Cammo), Bert Scott (Cramond Association), Steven Webley (Forestry Manager), Paul Vine (Trees and Woodlands Officer), Susan Dixon (Senior Natural Heritage Officer) (Place) and Blair Ritchie (Committee Services).

**Apologies:-** Councillor Hutchison.

### 1. Minute

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Cammo Estate Advisory Committee of 11 June 2018.

#### Decision

To approve the minute as a correct record, subject to amendments (see appendix).

### 2. Matters Arising

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2.1 Nothing to report.

### 3. Cammo Home Farm

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To continue consideration of the matter to the next meeting of the Advisory Committee. (Reference – Cammo Estate Advisory Committee 5 December 2017 (item 3).

### 4. Cammo Estate Management Plan

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The Forestry Manager gave an update on the Cammo Estate Management Plan.

#### 4.1 Cammo Estate Management Plan

The Forestry Manager indicated that it was necessary to concentrate for this meeting on the Regeneration Plan, for which he provided an outline. It might be possible to use the sale of the farmhouse as “seed money.” He then outlined the main themes in the Masterplan:

## Conservation

- Restoration of the Walled Garden and Gateways.
- Consolidation and protection of the Stable Block Ruin, to allow future restoration.
- Stabilisation of the Steading Ruins and Cammo House Ruin.
- Repairs and restoration of boundary walls and masonry structures.
- Restoration of the pavilion at the head of the canal.
- Repairs and restoration of the footpath and drives.
- Drainage remedial works.
- Woodland management and restructuring to restore historic views and spatial structure.
- Pinetum management and continued restoration.
- Biodiversity conservation measures.

## New Work

- Development of new garden areas and education/horticultural building in the Walled Garden, including paths hard standing and fencing.
- Conversion of the Lodge House to a café/tea room and visitor facility with interpretation.
- New car parks within the South Field and North Field with associated paths and hedgegrow enclosures.
- New wetland area/open water body with boardwalk in the South Field.
- New play facilities within the woodland.
- Enhancements to the Cammo House forecourt and embankment incorporating new steps and platform at front door.
- New furniture and signs (gateway, waymarkers and interpretation).

Discussion took place and the following points were made:

- The restoration of the Walled Garden would be expensive. It might be necessary to consider this as a “stand alone” project, in which case there could be a bid put to the Heritage Lottery Fund (HLF). It should also be possible to apply for funding for other parts of estate.
- It was not possible to know what lottery funding there would be, therefore, it might be necessary to leave the walled garden at present and improve the entire estate instead. There were also staffing costs to be considered.
- Although it might be advantageous to spend the money from the sale of farm on the walled garden, the Advisory Cttee should wait for the outcome of the survey on this. It was necessary to ensure that the walls were stable.
- It should be determined how far the money from the sale of the Home Farm would extend. The entire amount of the money from this sale should not be spent on walled garden. Additionally, an exploratory estimation had to go in for HLF funding.

- The deadlines for HLF bids needed to be clarified, additionally, the bidding structure was being re-configured. Therefore, it would be advantageous for members to discuss the details in the report and then discuss the HLF bid.
- Other sources of funding were being used in parks throughout Edinburgh. Additionally, other parts of the estate needed funding for work which included the Stable Block Ruin and stabilising the canal banks.
- Regarding the boundary wall it would be feasible to fence it, rather than repair it. Alternatively repairing the wall would cost approximately £23,000 and it might be necessary to regard this as a priority. The Natural Heritage Officer should be able to get an estimate for the indicative cost.
- In relation to funding, here was a substantial amount from the sale of the Home Farm, the HLF Group would meet to discuss the HLF bid and there had been a commitment from a local developer to provide some funding for components of the estate, such as the car park.
- It would be advantageous to get 50% project/match funding and this should be part of management strategy. At the next meeting of the Advisory Committee, there should be list of potential funders who could be approached, however, it was necessary to determine how the funding would be spent.
- Members should go through the list and decide what items could receive sponsorship. Additionally, there might be some funding streams that the Friends of Cammo could apply for.
- It was necessary to have discussions to decide on priorities, as it was not possible to attend to everything on the list. Officers would discuss the HLF bid, identify uncosted elements and report back to the Advisory Committee. If work on the Walled Garden was not going ahead, there needed to be an alternative venue for educational events.
- The Lodge House could be used for a café or tea room, to attract more visitors. The rental on the Lodge was not particularly high. When assessing options, it might be possible to use some of the other buildings for office space at some point in the future.
- It would be easier to discuss this at the next meeting of the Advisory Committee. There was potential funding and it was necessary to get as much information on this. Only when this was established would it be possible to get more detail.
- In respect of the proposed New Wetland Area, there had been no consultation with the planners or the Airport. It was necessary to decide if this would be progressed before the Airport was contacted.

- It was not possible to know what percentage of funding was allocated to maintenance of the estate. The plan referred to large “events space”, however, this had not been costed either and more detail needed to be provided.
- Regarding the question of drainage remedial works, there were problems with access because of land being waterlogged. This could be alleviated by better maintenance of the present drainage system or a new drainage system.
- The HLF group meeting should only consider matters a high level, after which the detail could be addressed. It was necessary to ensure that everything was included. The staffing and revenue elements were very important. The FOC could feed in their comments at the HLF meeting.

### **Decision**

- 1) The Trees and Woodlands Officer to contact the Heritage Lottery Fund and ask them to provide more details about applying for HLF funding.
- 2) The Trees and Woodlands Officer to compile a list of priorities for work to be carried out on the estate.
- 3) Members to check the list of work to be carried out and decide what needed to be funded.
- 4) The representative of the Friends of Cammo to meet with the Trees and Woodlands Officer and the Natural Heritage Officer to discuss funding options.
- 5) At the next meeting of the Advisory Committee the Trees and Woodlands Officer and the Natural Heritage Officer would report back on the outcome of the HLF meeting.
- 6) The representative of the Friends of Cammo to contact the airport and inform them about possible new work on the new wetland.
- 7) To note that the expenditure of money from sale of the Home Farm would be used in the best way possible, with a view to receiving match funding.

### **4.3 Heritage Lottery Funding Bid**

To continue consideration of the matter to the next meeting of the Advisory Committee

### **4.4 Edinburgh Archaeological Field Society**

To continue consideration of the matter to the next meeting of the Advisory Committee

## **5. Interpretation of the Estate**

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To continue consideration of the matter to the next meeting of the Advisory Committee

## **6. Work of Friends of Cammo**

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To continue consideration of the matter to the next meeting of the Advisory Committee

## **7. Nature Conservation**

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To continue consideration of the matter to the next meeting of the Advisory Committee

## **8. Any Other Urgent Business**

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The Convener to determine who was to deal with interpretation in the NTS.

## **8. Date of Next Meeting**

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Wednesday 14 November 2018 at 2.00 pm in the Cammo Lodge.

## **Appendix**

### **Any Other Urgent Business**

#### **Item 8.2 – Items on Agenda**

Should be amended to:

“The Representative of Cramond and Barnton Council raised the issue of Community Organisation being able to submit items for discussion on the agenda. After some discussion, it was agreed that this should be permitted, with the agreement of the Convener.”

#### **Decision 3**

Should be amended to:

“To agree that Advisory Committee Member Organisations should be able to submit items for discussion on the agenda.”